



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

ST. JOHNS TERRACE, WOODBRIDGE, IP12 1HP

TENURE : FREEHOLD

FIXED PRICE £325,000

CR-EA.CO.UK

01394 547000

42 MARKET HILL, WOODBRIDGE, IP12 4LU

# THE ACCOMMODATION



## **Lounge/Diner** 7.25m x 3.65m (23' 9" x 12')

An open plan living space with windows to front and rear aspect, feature fireplace, door to the stairs leading to the first floor and a doorway to the...

## **Kitchen** 3.56m x 2.05m (11' 8" x 6' 9")

Fitted with a range of wall and base units with work surfaces over, electric cooker point, inset sink/drain unit, plumbing for the washing machine, door to the rear garden and doorway to the rear lobby, which has the wall-mounted boiler and door to the...



## **Shower Room**

Fitted with a shower cubicle, WC and wash basin.



## **First Floor Landing**

With doors to...

## **Bedroom One** 3.67m x 3.30m (12' x 10' 10")

A generous double bedroom with window to front aspect and fitted wardrobe.

## **Bedroom Two** 3.51m x 1.70m (11' 6" x 5' 7")

With window to rear aspect.

## **Bathroom**

Fitted with a three-piece-suite comprising WC, wash basin and bath with tiled splashbacks and window to rear aspect.

## **Outside**

The rear garden has a patio area, lawn and well-stocked beds and a gate leading to a hardstanding area providing an off-road parking space.

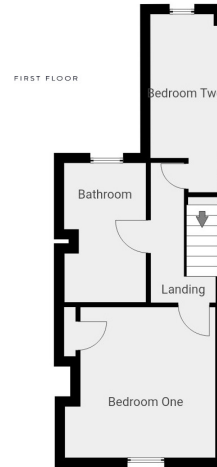
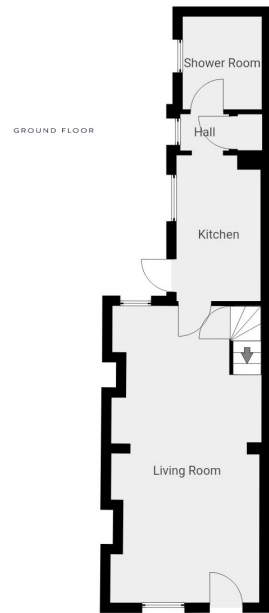
# THE PROPERTY & LOCATION

A charming and well-proportioned Victorian cottage overlooking St Johns Church. The property does require refurbishment and is available with no onward chain. There is an open plan lounge/diner, kitchen, a ground floor shower room, two first floor bedrooms and a bathroom. There's a very pleasant courtyard garden and a parking space beyond the rear boundary gate.

Located in Central Woodbridge, this character home is superbly located to enjoy all the recreational facilities the town has to offer including the River Deben, the Thoroughfare with its array of shops, cafes and restaurants, and is within walking distance of the railway station with excellent links to London, Liverpool Street.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
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While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		82
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	56	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

Address: St. Johns Terrace, IP12 1HP

- Central Woodbridge Character Home
- Two Bedrooms
- Open Plan Lounge/Diner
- Off Road Parking
- In Need of Refurbishment
- Overlooking St John's Church
- Ground Floor Shower Room & First Floor Bathroom
- Gas Central Heating
- No Onward Chain

Council Tax Banding : D



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